

108.0

0002

0030.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

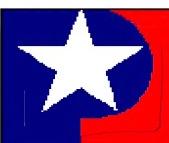
766,800 / 766,800

USE VALUE:

766,800 / 766,800

ASSESSED:

766,800 / 766,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
394		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: O LEARY STEPHEN J & BETTY/TR	
Owner 2: O LEARY FAMILY IRREVOCABLE TR	
Owner 3:	

Street 1: 394 RIDGE STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: O LEARY STEPHEN J & BETTY -	
Owner 2: -	

Street 1: 394 RIDGE STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .24 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	No of Units Depth / PriceUnits
	10438 Sq. Ft.
	Site
	0 70. 0.70 4

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	10438.000	253,200	400	513,200	766,800		69142
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

PREVIOUS ASSESSMENT								Parcel ID	108.0-0002-0030.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	253,200	400	10,438.	513,200	766,800		Year end	12/23/2021	
2021	101	FV	244,500	400	10,438.	513,200	758,100		Year End Roll	12/10/2020	
2020	101	FV	244,500	400	10,438.	513,200	758,100	758,100	Year End Roll	12/18/2019	
2019	101	FV	221,800	600	10,438.	513,200	735,600	735,600	Year End Roll	1/3/2019	
2018	101	FV	221,800	600	10,438.	439,900	662,300	662,300	Year End Roll	12/20/2017	
2017	101	FV	221,800	600	10,438.	410,600	633,000	633,000	Year End Roll	1/3/2017	
2016	101	FV	221,800	600	10,438.	351,900	574,300	574,300	Year End	1/4/2016	
2015	101	FV	220,800	600	10,438.	315,300	536,700	536,700	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
O LEARY STEPHEN	63536-298		4/28/2014	Convenience		100	No	No					
	12727-352		11/18/1974		53,000	No	No	N					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/4/2018		Meas/Inspect							BS			Barbara S					
2/13/2009		Meas/Inspect							189			PATRIOT					
5/3/2000		Inspected							276								
11/29/1999		Mailer Sent															
10/27/1999		Measured							256			PATRIOT					
12/1/1981									MS								

Sign:  VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

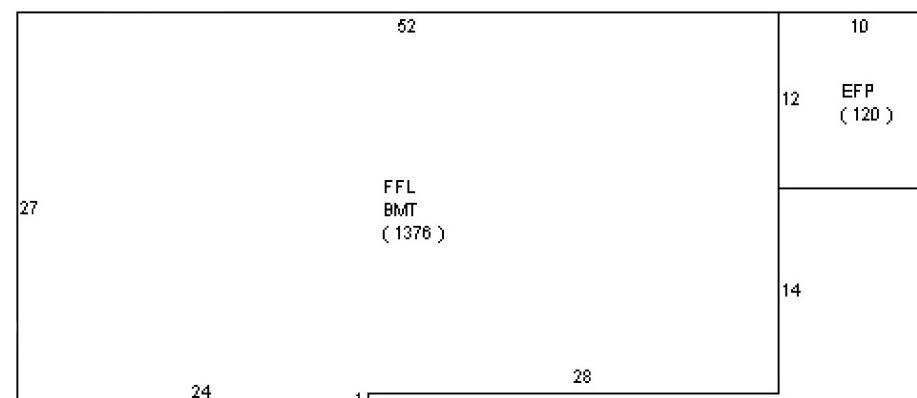
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	15 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

GAR DOORS IN REAR OF HOUSE. OF=SINK IN BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1959
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	31 %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 31 %

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99445504
Adj \$ / SQ:	134.251
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367014
Depreciation:	113774
Depreciated Total:	253240

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	134.25	
Special Features:	0	Val/Su Net:	88.16	
Final Total:	253200	Val/Su SzAd:	184.01	

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

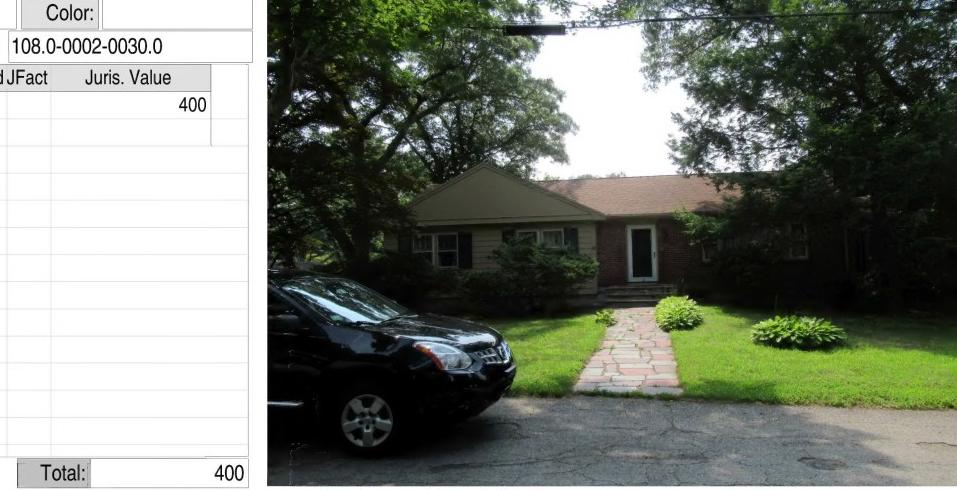
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X20	A	PR	1972	3.81	T	60.2	101			400			400

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

GAR DOORS IN REAR OF HOUSE. OF=SINK IN BMT.

**SKETCH**

**PARCEL ID** 108.0-0002-0030.0

**AssessPro Patriot Properties, Inc**